



THE GATES AT BOULDERCREST UOA 2025 December 16th ANNUAL MEETING MINUTES

I. MEETING DETAILS

- Date: 12-16-2025
- Time: 7:00 PM
- Location: Zoom

II. ATTENDEES

- President: Morieka Johnson
- Treasurer: Darrell Hampton
- Secretary: Ryan Lebo
- AMG Property Manager: Kirk Aspegren
- Guest Speaker from Dreher Insurance: Judy Dreher
- Guest Speaker: Tory Tucker
- Attendees: 65 (eligible = 57, ineligible = 8)

III. ABSENCES

- None

IV. CALL TO ORDER

- The President, Morieka Johnson, called the meeting to order, presented the agenda, introduced the Board, and our guest speakers: Judy Dreher and Tory Tucker.
- Quorum Required: 47 (167 total – 28 delinquent = 139 / 3 = 47 required)

V. APPROVAL OF THE MINUTES FROM PRIOR MEETING

- No approval of minutes from prior meeting given

VI. FINANCIAL REPORT

- The Treasurer reviewed the 2025 finances.
 - \$461k in cash
 - Went through the budgeted expenses and actuals.
 - Reviewed the primary income, \$75k in recovered income, \$50k invested in CD
- The delinquency rate is down to 17%, with 28 units at a total balance of \$68,247.11 outstanding.
- The Treasurer reviewed the 2026 budget.



- \$503,437 budgeted, and dues will remain at \$247/month.
- Management fees are \$25,452, down from \$26,700 in 2025
- Insurance fees are \$124,000 down from \$187,000 in 2025
- Attorney fees are projected at \$7,500, down from \$15,000 in 2025
- Legal reimbursement fees are projected at \$9,000, up from \$0.00 in 2025
- Subscriptions are now segregated at \$8,172/yr.
- Sod is being added at \$32,000/yr.
- Pressure washing is being added at \$9,000/yr.
- 2026 planned Reserve Projects:
 - New Entrance Monument
 - Drainage Repairs
 - Upgrade entrance gate from FOBS to new RFID tags
 - Updated Reserve Study
 - Cameras at the gazebo and dog park
 - New gazebo furniture (tables, benches, trash cans)

VII. GUEST SPEAKERS AND PROJECT REVIEW

- Judy Dreher presented insurance information for the community
 - Discussed past wind & hail claim vs. the GAB UOA Master Policy
 - Maintenance is NOT insurance
 - Master policy covers
 - Sudden and Accidental perils
 - Builder grade costs only
 - **Personal policy for units should be type H06**, to dovetail the master policy
 - Deductible coverage of \$25,000 for dwelling
 - Improvements and betterments
 - Wind & hail deductible of 2% per building costs
 - Personal content coverage (must document your items)
 - Water & Sewer backup coverage
 - Loss of Use coverage
 - Liability coverage
 - Ordinance & Law coverage
 - Loss Assessment coverage
 - Consider additional coverage whether others reside in the unit with you
 - Insurance specific questions can be sent to: judy@dreherinsurance.org
- Tory Tucker presented real estate tips and discussed importance of maintaining your unit(s)
 - Summary of comparables: \$295k to \$305k sales range for 7 unit sales in 2025
 - 2 pending sales remain
 - Buyers will look at and take note of maintenance issues, parking availability, community finances, and overall property appearance



- Shoot for best property value possible when selling units
- Risk assessment matters – you must keep up the maintenance on your unit.
- Painting should be completed every 7 years. There are still several units that have never painted since the community was built which is affecting the overall property appearance of the neighborhood.
- Ryan Lebo presented a review of the current projects completed in 2025:
 - Hard pruning / rejuvenation of all the shrubs around the community
 - Dog park relocation from dark area near the bottom of the park to a sunnier open area more centrally located for easier access
 - Gazebo refresh of new paint
 - Relocation of the grills to a minimum of 10-15 feet away from the gazebo, as mandated by our master insurance policy.
 - Juniper removals from around units
 - New call box system for the gate access
 - New camera system for the front entrance
 - Addition / replacement of multiple retaining walls including the front entrance and several units.
 - Gutter cleaning for all units
 - Shutter and Flood Light repairs for those that requested to be added to the list.
 - Replaced multiple mailboxes and began replacement of brass number placards with new reflective vinyl for increased visibility after dark.

VIII. PRESIDENT'S ADDRESS

- Morieka stressed the importance of coming together as a community.
- Stated that the Board must act in the best interest of all 167 units, and takes a considerable time commitment to serve on the board.
- Provided a reminder that election ballots are due 1/5/2026 @ 5 pm. And should be sent to info@accessmgt.com
- Opened the floor for nominations to run for the 2026 Board of Directors. Allotted 2 minutes for each candidate to speak.



IX. NOMINATIONS

- Ryan Lebo is running for reelection (incumbent).
 - Is a 20-year resident of the community, and has served in multiple roles on the Board of Directors.
 - Works as an engineer, deals with contractors and has project management experience.
 - Enjoys landscaping and assisting the community to move forward with increasing property values by keeping up with maintenance projects and landscaping appearance around the community.
- Robin Sillers is also running for election.
 - Previously served on the Board of Directors.
 - Asked that we have empathy and compassion towards one another going forward.
- Matthew Akins self-nominated, and was seconded by Tiffany Kirk.
 - Previously served on the Board of Directors.
 - Asked that we respect one another and volunteer more to save the community money.
- Nikki West was nominated by Madison Page, and was seconded by Kevin Richardson.
 - Stated that we need to maintain our values.
 - Stated that we need to be more neighborly.
 - Asked for the Board to be more transparent.
 - Asked that the Board act in the community's best interests.
- Kevin Richardson self-nominated, and was seconded by Nicole West.
 - Previously served on the Board of Directors.
 - Asked that we have more empathy towards each other.
 - Asked that the Board be more transparent.
 - Stated he will investigate issues in question and provide answers to the community.

X. ADJOURNMENT

- Meeting was adjourned at 8:23 pm